

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address TODD FREALY (SBN 198780) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: taf@lnbyb.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Larry Simons, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: JAMES DWIGHT MUSSER AND GLORIA GREGORIA MUSSER, Debtor(s).	CASE NO.: 6:13-bk-26884-WJ CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 09/16/2014	Time: 10:30 am
Location: At U.S. Bankruptcy Court, 3420 12th Street, Courtroom 304, Riverside, CA 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 09/02/2014

Description of property to be sold:

Promissory note secured by deed of trust with a balance of approximately \$75,125.87, less payments made after 9/1/2014 interest at 8% per annum and payments of \$695 per month until paid in full in approximately the year 2033. The Debtors sold the property subject to an existing mortgage in favor of CitiMortgage with a current unpaid principal balance of approximately \$14,000.

Terms and conditions of sale:

Contract purchased "as-is" without any representations or warranties of any kind

Free and clear of liens

Proposed sale price: \$ 37,500.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

September 16, 2014, 10:30 a.m.

Courtroom 304

U.S. Bankruptcy Court

3420 12th Street

Riverside, CA 92501

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Todd Frealy, Esq.

Levene, Neale, Bender, Yoo & Brill L.L.P.

10250 Constellation Boulevard, Suite 1700

Los Angeles, CA 90012

Telephone: (310) 229-1234

Facsimile: (310) 229-1244

Email: TAF@LNBYB.COM

Date: 08/20/2014

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

EXHIBIT 1

EXHIBIT 1

Overbid Procedures: (1) any person interested in submitting an overbid for the Note must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$500 above the Purchase Price, with each additional bid in \$500 increments; (3) overbidders must purchase the Note on the same terms and conditions as the Purchaser; and (4) in the event the Purchaser or the successful overbidder cannot timely complete the purchase of the Note, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90017.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**; will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **August 21, 2014**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Todd A Frealy on behalf of Trustee Larry D Simons (TR)
taf@lnrb.com

Haig C Gorian on behalf of Debtor James Dwight Musser
cgorian@hhglawfirm.com

Haig C Gorian on behalf of Joint Debtor Gloria Gregoria Musser
cgorian@hhglawfirm.com

Yvonne Ramirez-Browning on behalf of Creditor Wells Fargo Bank, National Association
BANKRUPTCYCLS@wellsfargo.com, BANKRUPTCYCLS@wellsfargo.com

Larry D Simons (TR)
larry@lsimonslaw.com, c119@ecfbis.com

United States Trustee (RS)
ustpreion16.rs.ecf@usdoj.gov

Katherine S Walker on behalf of Creditor Seterus, Inc. as the authorized subservicer for Federal National Mortgage Association ("Fannie Mae"), creditor c/o Seterus, Inc.
kwalker@amslca.com, bnc@amslca.com

Katherine S Walker on behalf of Interested Party Courtesy NEF
kwalker@amslca.com, bnc@amslca.com

Gilbert B Weisman, II on behalf of Creditor American Express Centurion Bank
notices@becket-lee.com

2. SERVED BY UNITED STATES MAIL: On **August 21, 2014**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

VIA U.S MAIL OR NEF IF MARKED *

Hon. Wayne Johnson
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 385 / Courtroom 304
Riverside, CA 92501-3819

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **August 21, 2014**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA ATTORNEY SERVICE

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 21, 2014
Date

Marla L. Fuentes
Printed Name

/s/ Marla L. Fuentes
Signature